



General Assembly

***Substitute Bill No. 5548***

*February Session, 2000*

***An Act Concerning Gradual Increase Of Assessment Values Of Residential Property After A Revaluation.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1       Section 1. (NEW) (a) Any municipality which has not revalued all  
2       real property in the municipality for assessment purposes eleven or  
3       more years before the effective date of this act, with respect to the  
4       assessment list in such municipality in a year in which a revaluation  
5       becomes effective, as required under section 12-62 of the general  
6       statutes, may provide for a gradual increase in assessed values of real  
7       property for purposes of the property tax pursuant to the provisions of  
8       section 12-62c of the general statutes or, with respect to the first  
9       revaluation conducted or implemented on or after the effective date of  
10      this act, may provide for a gradual increase in assessment values of  
11      residential property pursuant to the provisions of this section.

12      (b) Any municipality may, with respect to the assessment list in  
13      such municipality in a year in which a revaluation becomes effective,  
14      as required under section 12-62 of the general statutes, for the  
15      assessment years commencing on or after October 1, 1999, by vote of  
16      its legislative body provide for a gradual increase in assessed values of  
17      residential property for purposes of property tax, commencing with  
18      the year in which such revaluation becomes effective and continuing  
19      for a certain number of years as elected by such municipality, not  
20      exceeding three years immediately following the year of such

21 revaluation. Such gradual increase in assessed values shall be the  
22 result of incremental increases in the rate of assessment of residential  
23 real property, to be added as provided in subsection (c) of this section  
24 to the assessment ratio, determined under section 10-261a of the  
25 general statutes, for the year immediately preceding revaluation in  
26 such municipality.

27 (c) Upon electing to increase assessed values in the manner allowed  
28 in this section, there shall be determined, with respect to said  
29 assessment ratio for the year immediately preceding such revaluation,  
30 the difference between the assessment rate at seventy per cent of  
31 present true and actual value, as required under subsection (b) of  
32 section 12-62a of the general statutes, and said ratio of assessed value  
33 of residential property to fair market value in the year immediately  
34 preceding revaluation for such municipality. Such difference shall  
35 represent the portion of the assessment rate at seventy per cent to be  
36 added to said ratio for such municipality in attaining the required  
37 assessment rate of seventy per cent of present true and actual value.  
38 Such amount shall be added to said ratio in equal increments, as  
39 determined in accordance with this subsection, over the number of  
40 years elected by such municipality, provided the total number of years  
41 for such purpose may not exceed four years including the year of such  
42 revaluation. For the purposes of this subsection, increments shall be  
43 considered equal if such increments are equal (1) in terms of the  
44 absolute amount of the increase in the assessment ratio for each of the  
45 years of such gradual increase in assessed value, or (2) in terms of the  
46 percentage of increase in the assessment ratio from year to year which  
47 is applicable to such gradual increase in assessed value, for each year  
48 of the term of such gradual increase in assessed value.

49 (d) In a municipality which has adopted the assessment procedure  
50 allowed in this section, new construction for residential property  
51 which is first assessed for purposes of property tax, after the  
52 assessment date on which such revaluation becomes effective but  
53 before the assessment rate has been increased to seventy per cent of  
54 present true and actual value, shall be assessed initially at the rate

55 applicable in the procedure as adopted by such municipality at the  
56 time of such initial assessment, and thereafter at the rate of assessment  
57 applicable with respect to all residential property on the assessment  
58 list in such municipality.

59 (e) As used in this section "residential property" means any single  
60 parcel of residential property used exclusively for residential purposes,  
61 including a single-family residence and a multiple-dwelling structure  
62 containing not more than three units, used by the occupants as a place  
63 of permanent residence.

64 (f) If a municipality elects to provide a gradual increase for  
65 residential property pursuant to the provisions of this section, the  
66 increase in the assessed values of nonresidential property shall be in  
67 accordance with section 12-62 of the general statutes.

68 Sec. 2. This act shall take effect from its passage and apply to  
69 assessment years commencing on and after October 1, 1999.

**PD Committee Vote:** Yea 16 Nay 0 JF C/R FIN

**FIN Committee Vote:** Yea 22 Nay 18 JFS